

**MINUTES**  
Oversight Board of Successor Agency to  
Lakewood Redevelopment Agency  
Regular Meeting held  
June 11, 2013

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**MEETING WAS CALLED TO ORDER** at 12:08 p.m. by Vice Chairman Waldie, in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

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**PLEDGE OF ALLEGIANCE** was led by Board Member Kelsall

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**ROLL CALL: PRESENT:** Vice Chairman Don Waldie  
Board Member Celia B. Rodriguez  
Board Member John Kelsall  
Board Member Howard Chambers

**ABSENT:** Chairman Marc Titel  
Board Member Ann-Marie Gabel  
Board Member James Novak

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**REORGANIZATION OF THE OVERSIGHT BOARD**

There was a consensus among the Board to suspend and continue this item to the next meeting, when the full Board is present.

BY COMMON CONSENT, THERE BEING NO OBJECTION (BOARD MEMBERS GABEL, NOVAK AND CHAIRMAIN TITEL BEING ABSENT), THE BOARD CONTINUED THIS ITEM TO THE NEXT SCHEDULED MEETING.

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**APPROVE THE MINUTES OF FEBRUARY 21, 2013**

BY COMMON CONSENT, THERE BEING NO OBJECTION (BOARD MEMBERS GABEL, NOVAK AND CHAIR TITEL BEING ABSENT), THE BOARD APPROVED THE MINUTES OF FEBRUARY 21, 2013.

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**APPROVE THE TRANSFER OF HOUSING ASSETS TO THE LAKEWOOD HOUSING SUCCESSOR AGENCY – RESOLUTION OB-2013-4**

Diane Perkin, Director of Administrative Services, provided a report which included information regarding the transfer of Housing Assets from the former Redevelopment Agency to the Housing Successor Agency, as was described and previously approved by the State Department of Finance (DOF). Ms. Perkin explained that all housing property information, covenants and outstanding loans were transferred over to the Housing Successor Agency and clarified that though this action has already received DOF approval, a formal signed and approved Resolution by the Oversight Board is required and was subsequently requested by the DOF.

RESOLUTION NO. OB-2013-4; A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY APPROVING AND RATIFYING THE TRANSFER OF HOUSING ASSETS FROM THE FORMER REDEVELOPMENT AGENCY TO THE HOUSING SUCCESSOR

ON MOTION OF BOARD MEMBER CHAMBERS, SECONDED BY BOARD MEMBER KELSALL, DULY CARRIED BY THE FOLLOWING VOTE, THE BOARD ADOPTED RESOLUTION NO. OB-2013-4, APPROVING A RESOLUTION RATIFYING THE TRANSFER OF HOUSING ASSETS FROM THE FORMER REDEVELOPMENT AGENCY TO THE HOUSING SUCCESSOR AGENCY:

AYES: BOARD MEMBERS: Waldie, Rodriguez, Chambers, and Kelsall

NAYS: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Titel, Gabel and Novak

ABSTENTIONS: BOARD MEMBERS: None

**APPROVE THE LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY-  
RESOLUTION NO. OB-2013-5**

Diane Perkin, Director of Administrative Services, provided a report to the Board regarding the shortfall of funds expected to be received from the Los Angeles County Auditor-Controller (CAC), which was determined through the submittal of the Recognized Obligation Payment Schedule (ROPS) 13-14A. Ms. Perkin explained that the projected funds are insufficient to pay for the Successor Agency's enforceable obligations and administrative costs, noting that a budget shortfall of approximately \$1,884,368 is anticipated. Therefore due to the shortage, Ms. Perkin indicated that the Successor Agency is requesting a temporary loan from the City and that the loan would be listed on the next ROPS 13-14B.

Board Member Chambers inquired if staff had any assurance that the loan would be paid back to the City. Ms. Perkin informed the Board that the last time a similar City loan repayment was inserted into the ROPS, it was approved.

Board Member Kelsall requested for an explanation on the distinction of Resolution OB-2013-5 and Resolution OB-2013-6.

Steve Skolnik, City Attorney, explained to the Oversight Board that Resolution OB-2013-5 is for general cash flow purposes, while Resolution OB-2013-6 is to create a specific obligation regarding borrowing money for purposes of funding the litigation costs of the subject matter lawsuit.

RESOLUTION NO. OB 2013-5; A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY

ON MOTION OF BOARD MEMBER RODRIGUEZ, SECONDED BY BOARD MEMBER KELSALL, DULY CARRIED BY THE FOLLOWING VOTE, THE BOARD ADOPTED RESOLUTION NO. OB-2013-5, APPROVING A LOAN AGREEMENT BETWEEN THE CITY

OF LAKEWOOD AND THE SUCCESSOR AGENCY TO THE LAKEWOOD  
REDEVELOPMENT AGENCY:

AYES: BOARD MEMBERS: Waldie, Rodriguez, Chambers, and Kelsall

NAYS: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Titel, Gabel and Novak

ABSTENTIONS: BOARD MEMBERS: None

**APPROVE THE LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE  
SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY  
RESOLUTION NO. OB-2013-6**

Diane Perkin, Director of Administrative Services, presented a staff report, noting that the Successor Agency recommends litigation against the Department of Finance (DOF) to avoid the loss of City funds, and to request a loan from the City for the cost of litigation services.

Steve Skolnik, City Attorney, recommended that the Board add a line to the Resolution of a not-to-exceed amount of \$100,000.00 to be spent on legal services and added that if additional funds are needed, staff could have the option to request additional funds from the Oversight Board.

Vice Chair Waldie, inquired whether any of the other cities litigation cases against the Department of Finance (DOF) are similar to the City of Lakewood. Mr. Skolnik informed the Oversight Board that the cases are substantially the same. Vice Chair Waldie questioned if there would be more value in the City waiting to see the results of other litigation cases that are similar prior to filing. Mr. Skolnik indicated that it would be in the best interest for the Successor Agency to proceed with the lawsuit and to file an injunction to avoid anyone from having access to City funds.

Board Member Kelsall inquired if it would be more cost effective to join other cities that have similar litigation cases. Mr. Skolnik explained that it would be very difficult and logistically impossible, due to the timing and also because the Department of Finance (DOF) is also taking action on other city requests.

**RESOLUTION NO. OB 2013-6; A RESOLUTION OF THE OVERSIGHT BOARD OF THE  
SUCCESSOR AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY APPROVING A  
LOAN AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND THE SUCCESSOR  
AGENCY TO THE LAKEWOOD REDEVELOPMENT AGENCY AND THE AGREEMENT  
WITH COLANTUONO & LEVIN WHICH IS THE SUBJECT OF SUCH LOAN AGREEMENT.**

**ON MOTION OF BOARD MEMBER CHAMBERS, SECONDED BY BOARD MEMBER  
RODRIGUEZ, DULY CARRIED BY THE FOLLOWING VOTE, THE BOARD ADOPTED  
RESOLUTION NO. OB-2013-6, APPROVING A LOAN AGREEMENT BETWEEN THE CITY  
OF LAKEWOOD AND THE SUCCESSOR AGENCY TO THE LAKEWOOD  
REDEVELOPMENT AGENCY AND THE AGREEMENT WITH COLANTUONO & LEVIN  
WHICH IS THE SUBJECT OF SUCH LOAN AGREEMENT WITH INCLUDED ON THE  
RESOLUTION, A NOT TO EXCEED AMOUNT OF \$100,00.00 FOR LITIGATION SERVICES:**

AYES: BOARD MEMBERS: Waldie, Rodriguez, Chambers, and Kelsall

NAYS: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: Titel, Gabel and Novak  
ABSTENTIONS: BOARD MEMBERS: None

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**ORAL COMMUNICATIONS:** None.

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**ADJOURNMENT**

There being no further business to be brought before the Oversight Board, Vice Chairman Waldie adjourned the meeting at 12:37 p.m.

Respectfully submitted,

Josefina Semense-Mayberry, CMC  
Deputy City Clerk